

Newfields Planning Board Meeting
August 20, 2009

Attendance: John Hayden, Mike Todd, Mike Price, Jim Daley, Town Planner Clay Mitchell and Selectmen's Representative Michael Woodworth. Absent from the meeting was Bill Meserve and Mark Bouzianis.

Chairman Hayden called the meeting to order at 7:00pm.

Preliminary Discussion- Winkler Way

Dave Garvey commented that the ribbon cutting ceremony for Dunkin Donuts was very nice and he thanked the Selectmen for organizing the event.

A preliminary plan for the development of lot #2 on Winkler Way was presented to the Board for comments.

Present were Keith Weston from Atlantic Engineering and Bob Stewart. The applicant would like to build a retail shopping center; possibly a bank, drive-thru pharmacy and some type of small grocery store. They would like to do a lot line adjustment and acquire the abutting house lot to create a larger 4-acre parcel. The entrance on Winkler Way would be as far back from Route 108 as possible to prevent the stacking of cars. The Department of Transportation would require a new traffic study and a traffic light on Route 108.

The plan shows green space at the back of the lot and the Board would like to see some of that green space brought up front along the roadway if possible. They would prefer to see the land developed using a village concept rather than a block concept. One building would be at the front of the lot with parking behind. Mike Todd suggested dividing the back building into two buildings to break up the parking area and create a nicer look. The developer said they could do that providing they could get a variance/waiver for the 75 foot buffer setback from the Zoning Board of Adjustment. The Planning Board would be willing to recommend the waiver to the ZBA because it would be a better use of the lot and look better.

The Fire Chief will be contacted about whether or not the existing cistern will be sufficient for the new development.

Dave will come back next month with a couple plans showing different scenarios.

Bernier Corporation-Map 104 Lots 21 & 22

Clay said the Board approved the merger of lots 21 & 22 in 2007 but the conditions of approval were never executed. In addition, a lot merger form needs to be signed and recorded. Although, the purpose of the 2007 plan was to merge the lots, the merger form will legally authorize the merger and make it clear in the chain of the title that it is indeed one lot. It will protect the Town and Clay recommends signing and recording it.

A motion was made by Mike Todd and seconded by Mike Price to sign the voluntary merger form and conditions of approval for recording at the Registry of Deeds. All were in favor and the motion carried.

James & Mary Vienneau- Old Lee Road 10-lot subdivision

A motion was made by Mike Todd and seconded by Mike Price to continue the compliance hearing until the September 17, 2009 meeting. All were in favor and the motion carried.

A motion was made and seconded to adjourn the meeting. All were in favor and the meeting adjourned at 7:50pm.

Respectfully submitted,

Sue McKinnon